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Client C Green
Job 7 & 7a Pilgrim's Lane, London, NW3 1SJ
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Item **Design and Access Statement**
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1.00 Introduction

This Design and Access Statement accompanies an application for listed building consent to proposed emergency roof repairs to an existing building – 7 & 7a Pilgrim's Lane, London, NW3 1SJ – submitted on behalf of my client, who has owned and lived at that address since 2011.

This Design and Access Statement is intended to explain the design principles and concepts that have been applied to the proposed works, and issues relating to access to the premises.

My client is well aware of and sympathetic to the history and significance of the building, and is keen to treat it with great care and to conserve it in as authentic a condition as is practicable.

7 & 7a Pilgrim's Lane are Grade II Listed and are in the Hampstead Conservation Area.

Pre-application advice has not been sought due to the emergency nature of the proposed works.

2.00 Design Principles and Concepts

7 & 7a Pilgrim's Lane comprise two adjoining and interconnected houses. 7 Pilgrim's Lane is originally a Georgian building with a later large Victorian rear extension, and 7a Pilgrim's Lane is a recent Neo-Georgian building abutting No 7 and connected to it by doors at ground and second floor levels.

The following is an extract from Historic England's National Heritage List for England's List Entry Summary:

“SIDNEY HOUSE, 7, PILGRIMS LANE

Date first listed: 14-May-1974

Semi-detached house. Late C18, refaced early C19. Yellow stock brick. 4 storeys and semi-basement. 2 windows plus 1 window entrance bay on south-west side. Round-arched doorway with patterned fanlight, having an inset lamp, and panelled door approached by steps with wrought-iron railings. Gauged brick flat arches to recessed sashes; 1st floor casements with continuous cast-iron balcony having large brackets. Parapet. INTERIOR: not inspected. HISTORICAL NOTE: Sidney House formerly had flanking service wing extensions of which the north-eastern now forms No.9, Cossey Cottage (qv); the south-west wing was demolished when the house was remodelled in the early C19.”

7 Pilgrim's Lane also has a side, south-west elevation rendered in stucco with incised joint lines, a lead main roof over the full extent of the third floor, a small area of slate roof over the staircase, a skylight with zinc roof margins also over the staircase, an area of vertical lead cladding below that slate roof and skylight to the wall adjoining 7a Pilgrim's Lane, and a tile-floored terrace over the first floor front.

7 Pilgrim's Lane's Victorian rear extension, probably constructed in the late 1800s, is in yellow stock brick with a dentil detail at first floor eaves. It has three storeys at ground, first and second floor and a small semi-basement lobby and lightwell. It has sash windows with slightly-curved segmental arches and decorative keystones all in red brick voussoirs over. It has a large semi-octagonal bay at ground and first floor with a slate roof over, and a smaller semi-octagonal dormer at second floor with a zinc roof over. It has a terrace at first floor with curving steps and metal railings down to the garden.

7a Pilgrim's Lane, built 1995, in reclaimed yellow stock brick. It has three storeys, at ground, first and second floor. It has sash windows with flat arches to the front elevation and slightly-curved segmental arches to the rear. It has a double garage door at ground level on its front elevation. Above the parapet wall at first floor level on its front elevation is a slate-tiled mansard roof with lead flashings to the second floor which returns around its side, south west, elevation. The main roof is in asphalt.

The gross floor area of the existing buildings – including wall thicknesses – is 7 Pilgrim's Lane at 125 square metres and 7a Pilgrim's Lane at 60 square metres, giving a total of 185 square metres.

Both the zinc roof margins around the skylight over the staircase in the original Georgian building and the zinc roof over the semi-octagonal dormer at second floor in the Victorian rear extension have rippled and lifted due to extremes in temperature and over time, and have recently developed leaks, allowing rainwater to enter and cause damage to finishes and furnishings, hence the emergency nature of the proposals and of this application.

My client feels that the zinc margins around the skylight, the zinc roof over the dormer, the zinc cladding to the face of the dormer and the zinc roof over the adjoining room have reached the end of their useful lives and must be replaced. They are aware that like-for-like replacement in the same material would not require listed building consent. However, they have given careful consideration to this and have sought advice, and would prefer to replace the zinc with lead, which they believe and have been advised is a more appropriate material, a more aesthetically pleasing one, a practically superior and more durable one, and one which would match that to the main roof of the original Georgian building.

They base this belief on:

- The existing lead to the main roof over the full extent of the third floor of the original Georgian part of 7 Pilgrim's Lane.
- The lead flashings to the roof of, and the vertical lead cladding to the wall adjoining, 7a Pilgrim's Lane.
- Observing the ubiquitous use of lead to roofs and flashings to houses in the immediate vicinity.
- Advice sought from architects and builders with local knowledge.
- Architects and builders have also suggested that the zinc roof, coupled with poor insulation, is causing the bedroom below it to become extremely cold in winter and extremely hot in the summer, to the extent that my client has already installed an independent electric heating element in that room and must use an air conditioning unit during summer months.

With its profusion of roof surfaces and materials – lead, slate, asphalt, zinc, tiled terraces, copings to parapet walls and so on – replacing the zinc with lead would remove one of these materials resulting in a more coherent whole.

The work would be carried out to a high standard by a reputable London-based Main Contractor

In terms of details of the appearance of the proposed works and how people in the locality will be affected by the proposal, the finished works would match the existing very closely, but would perhaps be more in keeping with the original materials and those in the vicinity, more professionally executed and much neater. Both next door neighbours - at 5a and 9 Pilgrim's Lane - have been consulted and are in favour of the proposals. The house and garden are secluded, with many established trees and shrubs, but any views which can be had from the rear of the property are likely to be at best pleasing and at worst unnoticeable. The roof areas concerned are not visible from Pilgrim's Lane directly in front of the house, nor from any street level location nearby.

3.00 **Issues Relating to Access**

As roof repairs, the proposed works will make no difference to existing access arrangements to and through the building, or to and from private vehicular transport via the same routes as at present.

Though freely accessible to able-bodied and ambulant disabled people, the existing building due to its original architecture is not currently accessible to people who use a wheelchair. However, the building has flexibility and would adapt to changing needs in that ramped or stairlift access could be provided should the owner, their family or visitors, or indeed subsequent owners have need of this in the future.

Access into the building for the emergency services is and will continue to be from Pilgrim's Lane at the front of the building.
